

# 6212 AVENTURA DRIVE SARASOTA FL 34241

<https://candiscarmichael.com>



Situated on a large corner lot, this extensively updated home provides unobstructed lake views, a side-entry two-car garage, and a relaxed neighborhood setting with low HOA dues. The open and functional floor plan features soaring 12-foot ceilings in the main living areas, abundant natural light, and electric roller shades that provide privacy at the touch [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2738 sq ft



## Courtesy of

**Listing Office:** BEYCOME OF FLORIDA LLC

**Status:** Active

**Office ID:** MFR279508652

**MLS ID:** MFRO6378014



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 14159 sq ft

**SubdivisionName:** EASTLAKE

**GarageSpaces:** 2

**Date added:** Added 9 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2738 sq ft

**Year built:** 1995

**ListOfficeName:** BEYCOME OF FLORIDA LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 37

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Thermostat

**Flooring:** Luxury Vinyl

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered, Storage

**Utilities:** Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside

**Pool Features:** Auto Cleaner, Fiberglass, Heated, In Ground, Lighting, Screen Enclosure, Self Cleaning

**Waterfront Features:** Lake Front

**Fireplace Features:** Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** EASTLAKE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Other, VA Loan

**Parcel Number:** 0268130025

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 350

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Taxes, Insurance, Maintenance Grounds, Management, None, Private Road



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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 68 EASTLAKE

**Tax Annual Amount:** \$5,931

**Tax Lot:** 68

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## Rooms



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Room type	Level
Bedroom 1	First
Primary Bedroom	First
Bedroom 2	First
Dining Room	First
Foyer	First
Bonus Room	First
Kitchen	First
Laundry	First
Family Room	First
Primary Bathroom	First
Bathroom 2	First
Bedroom 3	First
Balcony/Porch/Lanai	First
Living Room	First



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered, Storage

**Utilities:** Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Water Connected

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** Auto Cleaner, Fiberglass, Heated, In Ground, Lighting, Screen Enclosure, Self Cleaning

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Wood Burning

**Amenities:** Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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